

**CITY OF ENCINITAS  
DEVELOPMENT SERVICES DEPARTMENT  
505 S. Vulcan Avenue  
Encinitas, CA 92024**

**NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT**

**PUBLIC REVIEW AND COMMENT PERIOD: DECEMBER 9, 2022 TO FEBRUARY 6, 2023**

NOTICE IS HEREBY GIVEN that a 60-day public review and comment period has been established pursuant to the California Environmental Quality Act (CEQA) for a Draft Environmental Impact Report (DEIR) which has been prepared for the proposed project as identified below, pursuant to CEQA Guidelines Section 15087. During the public review period, the Draft EIR will be available for review on the City's website at [Public Notices | City of Encinitas \(encinitasca.gov\)](https://www.encinitasca.gov/public-notices) under "Environmental Notices" and at the Planning Division of the Development Services Department, City of Encinitas, 505 S. Vulcan Avenue, Encinitas, CA 92024.

**PROJECT NAME:** PIRAEUS POINT; **CASE NUMBERS:** (MULTI-005158-2022; CDP-005161-2022; DR-005160-2022; SUB-005159-2022; and SUB-005391-2022); **APPLICANT:** Lennar Homes of California, LLC; **LOCATION:** NE corner of Piraeus Street and Plato Place, Encinitas, CA 92024; County Assessor Parcel No. (APN) 254-144-01-00; **DESCRIPTION:** Lennar Homes of California, LLC (applicant) proposes the development of a 149-home residential townhome community on an approximately 6.88-acre site in the City of Encinitas. The project site is identified as one of the 15 sites included in the City of Encinitas General Plan Housing Element Update, adopted by the City on March 13, 2019. On October 8, 2019, the State Department of Housing and Community Development (HCD) certified the 2013-2021 Housing Element. On April 17, 2021, the City adopted the 2021-2029 Housing Element. Pursuant to the Encinitas Municipal Code, that a minimum of 134 units could be accommodated on the subject site, at a density of 25 units per net acre. The community would consist of 52 one-bedroom homes, 37 two-bedroom homes, and 60 three-bedroom homes for a total of 149 residential homes, which would be built within 16 separate three-story residential buildings. Of the 149 residential homes, 134 would be market-rate homes and 15 would be "very low" (50 percent of area median income) affordable residential homes. A total of 271 parking spaces are planned, including private garage spaces and outdoor shared parking. Proposed amenities include a pool, spa, pool house, and lounge seating. An approximately 0.25 acre area of Plato Place and 0.71 acres along Piraeus Street, adjacent to the project boundary, would be vacated to accommodate the development. Finally, APN 216-110-35-00, immediately north of the project site, would be preserved in perpetuity and left in its current undeveloped state to mitigate the project's biological impacts.

The Draft EIR concludes that the project would not result in significant environmental impacts with the incorporation of mitigation measures for air quality, biological resources, cultural resources, geology and soils (paleontology), noise, tribal cultural resources, and wildfire. Based on the EIR analysis, transportation impacts related to vehicles-miles-traveled cannot be mitigated to less than significant levels. Therefore, transportation impacts are significant and unavoidable.

The site is not included on any list under Government Code section 65962.5.

A 60-day public review and comment period has been established from **December 9, 2022 to February 6, 2023**. All written comments on the Draft EIR should be clearly itemized and focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated.

Comments on the DEIR must be received no later than **February 6, 2023 at 5:00 p.m.** This DEIR can also be reviewed at the Encinitas Library (540 Cornish Dr, Encinitas, CA 92024), and the Cardiff-by-the-Sea Library (2081 Newcastle Ave, Cardiff, CA 92007). For additional information, please contact Nick Koutoufidis at (760) 633-2692 or by email at [nkoutoufidis@encinitasca.gov](mailto:nkoutoufidis@encinitasca.gov).